



11

Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: STEPHANIE BUBENHEIM, PLANNER II *SB*
(480) 503-6625, STEPHANIE.BUBENHEIM@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: SEPTEMBER 4, 2019

SUBJECT: Z19-14, VERDE AT COOLEY STATION – CROSS SECTION UPDATE: REQUEST TO AMEND ORDINANCE NO. 2699 TO AMEND THE CONDITIONS OF DEVELOPMENT WITHIN THE VERDE AT COOLEY STATION PLANNED AREA DEVELOPMENT (PAD) OVERLAY FOR APPROX. 57.16 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF RECKER AND WILLIAMS FIELD ROADS, CONSISTING OF 25.23 ACRES OF GATEWAY VILLAGE CENTER (GVC), 18.04 ACRES OF GATEWAY BUSINESS CENTER (GBC), AND 13.89 ACRES OF MULTI-FAMILY/MEDIUM (MF/M) ZONING DISTRICTS, ALL WITH A PAD.

STRATEGIC INITIATIVE: Exceptional Built Environment

Updating the street cross sections and pedestrian corridor phasing for a recently approved Planned Area Development.

RECOMMENDED MOTION

For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z19-14, as requested, subject to the conditions listed in the staff report.

APPLICANT

Company: EPS Group, Inc.
 Name: Natalie Griffin
 Address: 2045 S. Vineyard, Ste. 101
 Mesa, AZ 85210
 Phone: 480-503-2250
 Email: Natalie.griffin@epsgroupinc.com

OWNERS

Company: Cooley Black Canyon LLC
 Name: Jeff Cooley
 Address: 6859 E. Rembrandt Ave Ste. 125
 Mesa, AZ 85212
 Phone: 480-988-3110
 Email: jeff@coolestation.com

Company: SB2-VB LLC/Brody Associates
 Name: Norm Brody
 Address: 7702 E. Doubletree Ranch Rd Ste. 300
 Scottsdale, AZ 85258
 Phone: 480-902-3077
 Email: nbrodyaz@gmail.com

BACKGROUND/DISCUSSION**History**

Date	Description
<i>December 19, 2006</i>	Town Council adopted Annexation No. A05-03, Ordinance No. 1878 annexing 738 acres at Recker and Williams Field Roads.
<i>March 6, 2007</i>	The Town Council adopted Ordinance No. 1900 in case Z06-74 to rezone approximately 302 acres for the Cooley Station – Residential, Office and Shopping Center PAD.
<i>July 17, 2007</i>	The Town Council adopted Ordinance No. 1995 in case Z06-96 to rezone approximately 124.5 acres for the Cooley Station – Village and Business Center PAD.
<i>June 24, 2008</i>	The Town Council adopted Ordinance No. 2179 in case Z07-117 approving an amendment to approx. 300 acres in the Cooley Station – Residential, Office and Shopping Center PAD to revise several conditions of Ordinance No. 1900 in zoning case Z06-74, modifying development standards for building and landscape setbacks, and revising the street exhibits.
<i>February 15, 2018</i>	Town Council approved Cooley Development Agreement in Resolution No. 3955 redefining the Cooley Station Village Center and respective construction and financial obligations.
<i>January 22, 2019</i>	Town Council approved GP18-10 and Z18-20, adopting Resolution No. 4032 and Ordinance No. 2699 rezoning 57.16 acres and creating the Verde at Cooley Station Planned Area Development.
<i>January 22, 2019</i>	Town Council approved a first Amendment to the Restated Cooley Development Agreement in Resolution No. 4033 updating exhibits in the agreement.
<i>February 6, 2019</i>	Planning Commission approved DR18-206 Verde at Cooley Station master site plan and phase I improvements.
<i>August 15, 2019</i>	DR19-59 Verde at Cooley Station Phase II – Buildings H/I, J, and M was administratively approved.

Overview

Verde at Cooley Station is located on the southwest corner of Recker and Williams Field Roads at the heart of Cooley Station Village Center within the Gateway Character Area. The Development Plan illustrates the area bound to the north by Williams Field Road, east by Recker Road, west by Wade Drive and follows the Union Pacific Railroad to the south. The area was annexed into the town in 2006 (A05-03) as part of the larger 738 acre Cooley Station area. Over the years, developers and staff have worked to capture the neo-traditional feel of neighborhoods with the ability to walk to amenities, shops, school, work and the future commuter rail transit center at the village center. The Gateway Area streetscape guidelines and standards have created a walkable streetscape that embodies a more pedestrian friendly, urban feel that will compliment higher density development for the Village Center. The site is also located in the Mesa Gateway Airport Overlay District (Overflight Area 3) and is in the Gateway Village Center Growth Area in the General Plan.

This rezoning request will not modify zoning districts but will amend conditions of approval within the Verde at Cooley Station PAD specifically related to street cross sections for future roads and the phasing of the required pedestrian corridor that will flow southwest from Williams Field Road through developments to the future commuter rail station.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential >14-25 DU/Acre and General Commercial	Multi-Family/Medium (MF/M) PAD and General Commercial (GC) PAD	Williams Field Road then Vacant (Cooley Station Parcel 26)
South	Utility/Transportation	Public Facility/Institutional	Union Pacific Railroad
East	General Commercial and Residential >5-8 DU/Acre	General Commercial (GC) PAD and Single-Family Detached (SF-D) PAD	Recker Road then The Post at Cooley Station Fry's Shopping Center and Fulton Homes Cooley Station Phase III Subdivision
West	General Commercial	General Commercial (GC)	Vacant/Agricultural
Site	Village Center, Business Park, and Residential >14-25 DU/Acre	Gateway Village Center (GVC) and Gateway Business Center (GBC) all with a PAD; Multi-Family/Medium (MF/M) PAD	Vacant/Agricultural

Rezoning

The Verde at Cooley Station PAD was approved in January 2019 and reconfigured the zoning districts and development layout at the southwest corner of Recker and Williams Field Roads to re-center the Village Center of Cooley Station and formulate a partial road network for the southwest corner leading to the future commuter rail station. Street cross sections unique to the Cooley Station area were approved as part of the rezoning approval.

As the development has proceeded through the building permit process, the street cross sections are being updated with this rezoning proposal: 1) to better reflect the configuration of the Sidewalk, Landscape, and Pedestrian Tract adjacent to right-of-way to enhance streetscape, and 2) to show the cross sections for internal drives that were approved under Ordinance No. 2699.

The pedestrian corridor as shown on the Development Plan will provide a 35' wide amenity through the developments starting from Williams Field Road leading southwest towards the future commuter rail site and will act as a linear park for the area. This corridor will provide an additional route separated from vehicular traffic and will be integrated into the design of the developments adjacent to the trail providing a great amenity and additional access to nearby uses as well as supporting a pedestrian-oriented environment to promote walking and biking. A condition is proposed to be added to the ordinance for property owners/developers required to include the trail in their development to work with staff on an agreement to include a similar cross section along the length of the trail and a phasing plan.

The project data tables below reflect the approved development regulations under Ordinance No. 2699 approved in January 2019 for the three zoning districts within the Verde at Cooley Station PAD. None of the development regulation standards are proposed to be changed in this rezoning request to amend the PAD.

Project Data Tables

Site Development Regulations	Required per GVC/GBC	Approved per Ordinance No. 2699 and LDC for GVC/GBC
Floor Area Ratio	0.10-.75	0.10-.75
Minimum Building Height (ft.)/stories	15'/1	15'/1
Maximum Building Height (ft.)/Stories	90'/6	90'/6
Minimum Building Setbacks (ft.)		
Front	0	0
Side (Street)	0	0
Side (Nonresidential)	0	0
Side (Residential)	0	0
Rear (Nonresidential)	0	0
Rear (Residential)	20'	20'
Build-to Line (ft.)		
Front	0	0
Side (Street)	0	0
Landscape- On-Site	Minimum 5% net lot area	Minimum 5% net lot area
Storefronts and Access	75% required	40% for residential or office window, window displays, and door coverage on ground floor.

Building Transparency	View windows, window displays, or doors may be provided between 2 and 8 feet above grade adjacent to the principal building frontage on the ground floor.	View windows, window displays, or doors may be provided between 0 and 8 feet above grade adjacent to the principal building frontage on the ground floor.
Driveway Restrictions	Vehicular access shall be from secondary street or alley	Arterial vehicular access is permitted at existing curb-cuts.
Parking Setback	Street level, surface parking shall be located behind or adjacent to buildings. Parking shall not be permitted within the build-to lines	Parking is permitted within the build-to-lines along Recker Road and Collector Road (A-A).
Minimum height of separation wall to nonresidential zoning district or uses	8'	No minimum height requirement

Site Development Regulations	Required per LDC MF/M	Approved per Ordinance No. 2699 and LDC for MF/M
Minimum New Land Area per Unit	1,750 sq.ft.	1,700 sq. ft. (*=25 DU/Acre)
Maximum Height (ft.)	40'	40'
Minimum Building Setbacks (ft.)		
Front	30'	8' adjacent to arterials and collectors
Side	30' (street/residential) 20' (non-residential)	10' adjacent to arterials and collectors
Rear	30' (residential) 20' (non-residential)	10' adjacent to arterials and collectors
Minimum Perimeter Landscape Area (ft.)		
Front	20'	5' adjacent to arterials and collectors
Side	20' 15' (multi-family residential)	5' adjacent to arterials and collectors
Rear	20'	8' adjacent to arterials and collectors
Private Open Space (sq.ft/unit)	60'	60'
Common Open Space (Min.)	40% of net site	40% of net site

Minimum height of separation fence to nonresidential use or nonresidential parcel)	8'	No minimum height requirement
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PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

A neighborhood meeting was held on July 24, 2019 at Gateway Pointe Elementary School. No residents attended the meeting. Staff has received no comment from the public.

SCHOOL DISTRICT

The school district was not notified for this rezoning case as the proposed amendments to the PAD will not affect educational facilities.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town’s strategic initiative for Community Livability. It supports the motto “Gilbert: Clean, Safe, Vibrant.”

STAFF RECOMMENDATION

For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z19-14 to amend the conditions of development within the Verde at Cooley Station Planned Area Development (PAD) for approximately 57.16 acres generally located at the southwest corner of Recker and Williams Field Roads, consisting of 25.23 acres of Gateway Village Center (GVC), 18.04 acres of Gateway Business Center (GBC), and 13.89 acres of Multi-Family/Medium (MF/M) zoning district, all with a PAD, subject to the following conditions.

Amended Exhibits of the Verde at Cooley Station Development Plan, dated August 28, 2019.

1. Updating Street Section Keysheet Map of Exhibit 4.
2. Updating Street Cross Sections of Exhibit 5.
3. Adding condition: Property Owners shall work with Town planning staff regarding phasing of the pedestrian corridor. In the event a phasing agreement is not executed, each property owner shall be responsible for that 17.5' in width portion of pedestrian access easement along their property.

Respectfully submitted,

Stephanie Bubenheim
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Aerial Photo
- 3) Zoning Exhibit
- 4) Legal Description
- 5) Development Plan (for reference only)
- 6) Street Section Keysheet
- 7) Street Sections

Notice of Public Hearing

Z19-14 Verde at Cooley Station - Cross Section Update
Attachment 1: Notice of Public Hearing
September 4, 2019

PLANNING COMMISSION DATE:

Wednesday, September 4, 2019* TIME: 6:00 PM

TOWN COUNCIL DATE:

Thursday, October 17, 2019* TIME: 6:30 PM

* Call Planning Division to verify date and time: (480) 503-6625

**LOCATION: Gilbert Municipal Center
Council Chambers**

50 E. Civic Center Drive

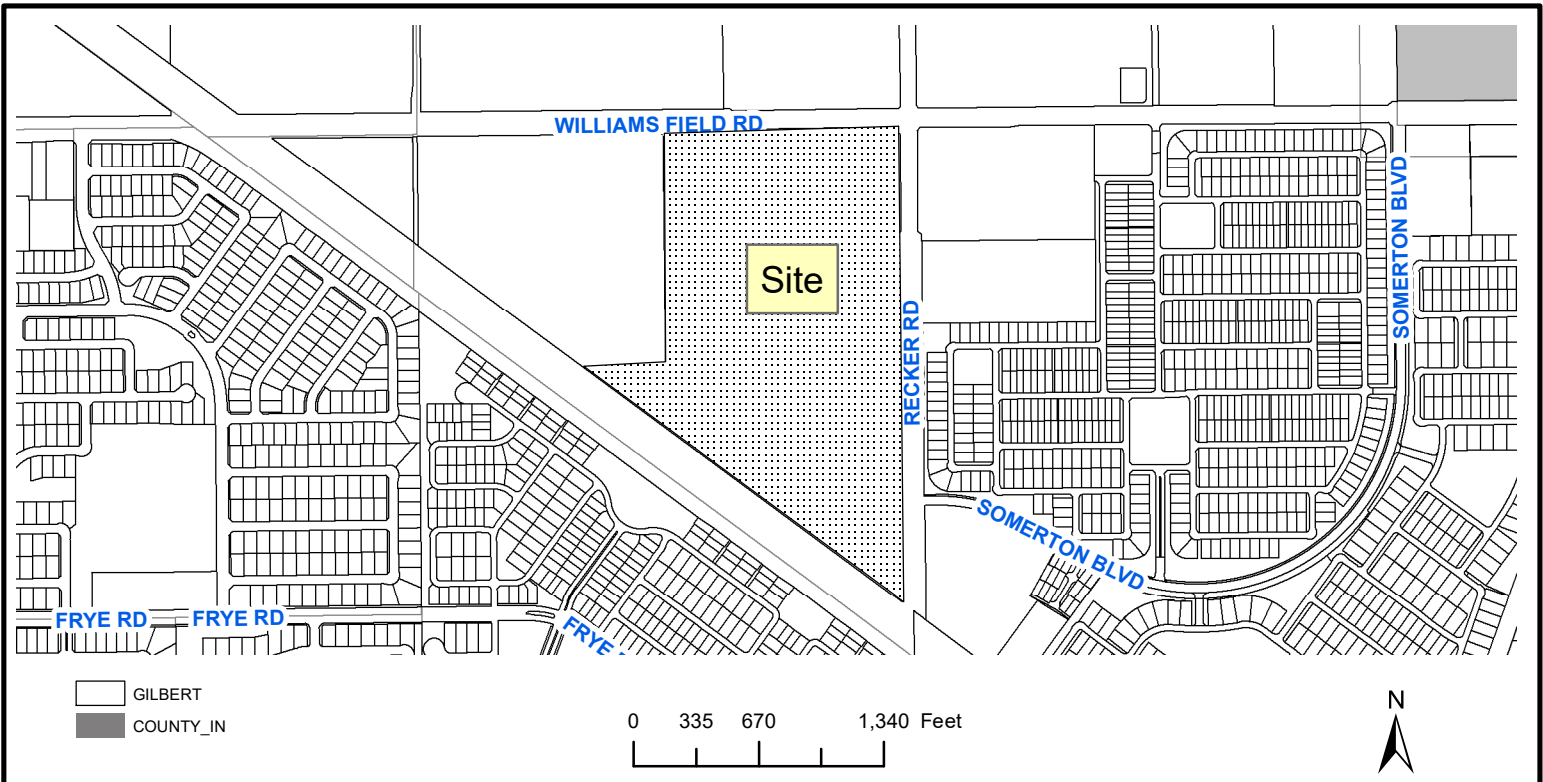
Gilbert, Arizona 85296

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning/planning-commission> and <http://www.gilbertaz.gov/departments/clerk-s-office/boards-commissions/town-council>

REQUESTED ACTION:

Z19-14 VERDE AT COOLEY STATION - CROSS SECTION UPDATE: Request to amend Ordinance No. 2699 to amend the conditions of development within the Verde at Cooley Station Planned Area Development overlay zoning district (PAD) for approx. 57.16 acres generally located at the southwest corner of Recker and Williams Field Roads, consisting of 25.23 acres of Gateway Village Center (GVC), 18.04 acres of Gateway Business Center (GBC), and 13.89 acres of Multi-Family/Medium (MF/M) zoning districts, all with a PAD as shown on the exhibit (map) available for viewing in the Planning Services Division. The effect of the amended development conditions will be to update the street cross sections and allow for phased construction of a pedestrian trail.

SITE LOCATION:



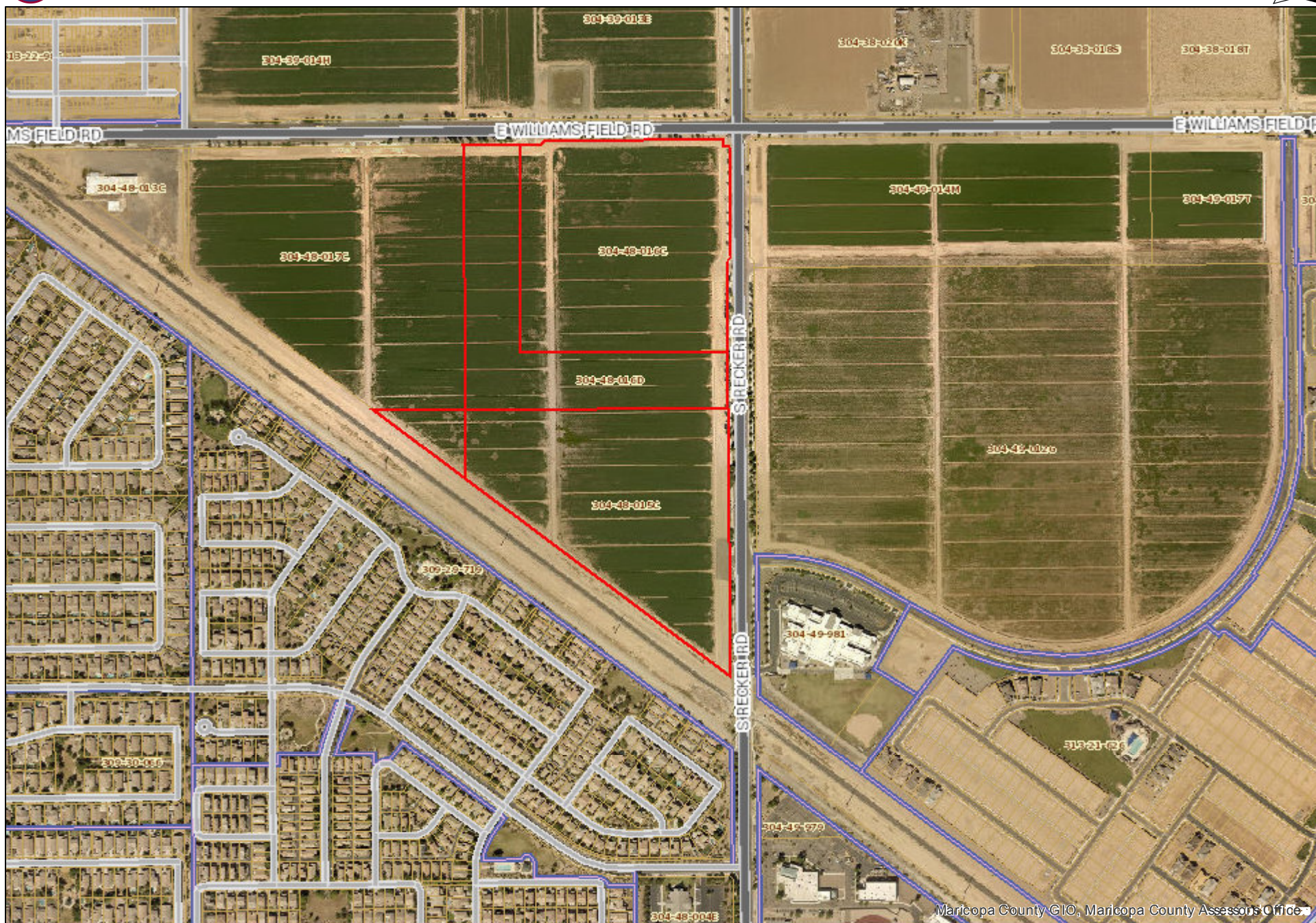
APPLICANT: EPS Group, Inc.

CONTACT: Natalie Griffin

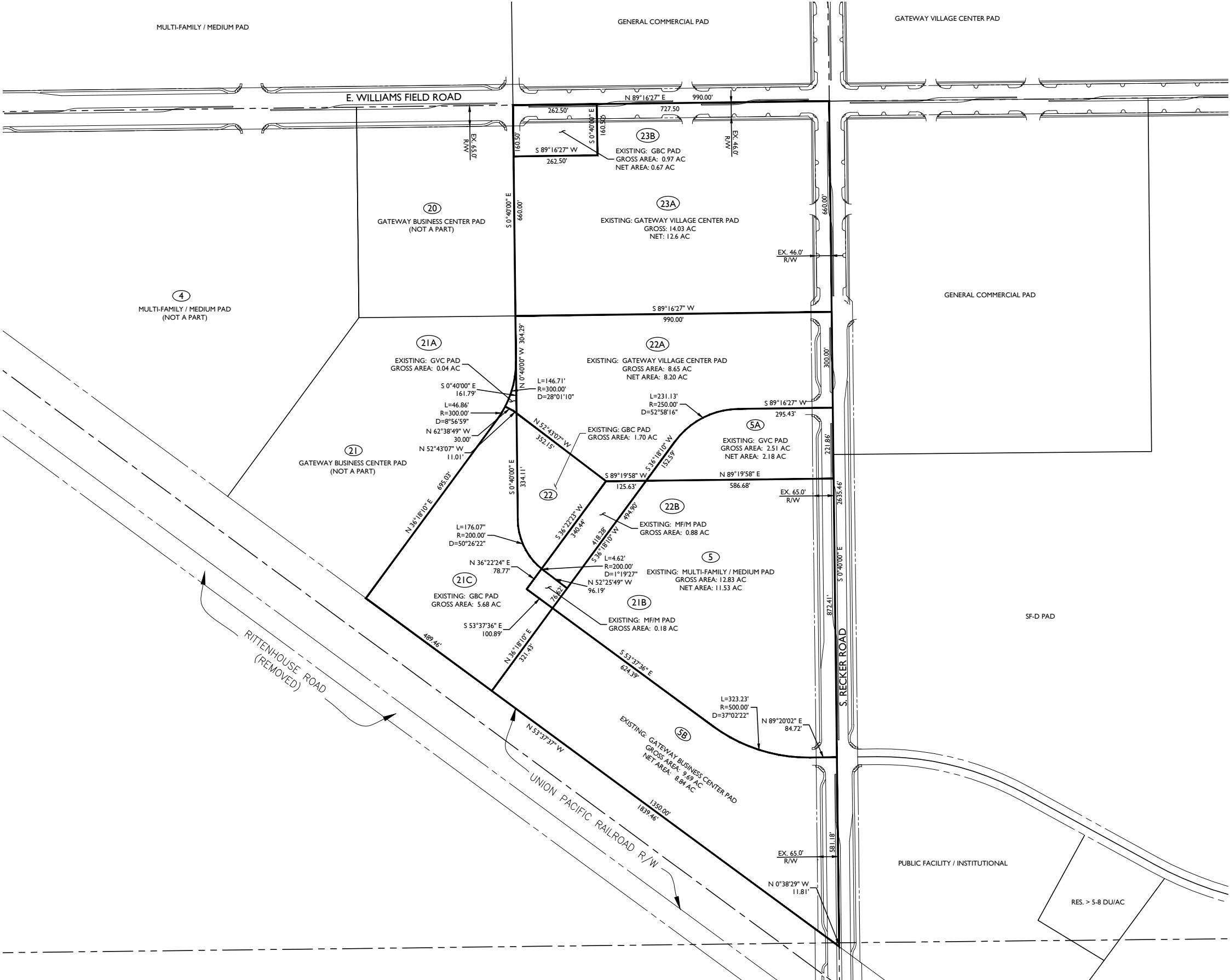
**ADDRESS: 1130 N Alma School Road, Suite 120
Mesa, AZ 85201**

TELEPHONE: (480) 503-2250

E-MAIL: natalie.griffin@epsgroupinc.com

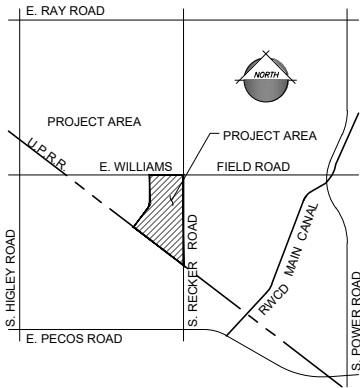


ZONING EXHIBIT FOR VERDE AT COOLEY STATION



VICINITY MAP

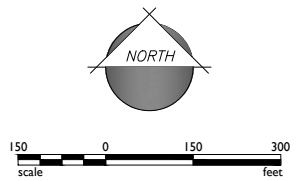
N.T.S.



ZONING DATA

A.P.N.	304-48-016C; 304-48-016D; 304-48-015C; 304-48-014A
CURRENT LAND USE:	AGRICULTURAL
GROSS AREA:	+/- 57.16 ACRES
EXISTING ZONING:	
Gateway Village Center Pad (Parcel 23A)	+/- 14.03 GROSS AC. (25%)
Gateway Village Center Pad (Parcel 23B)	+/- 0.04 GROSS AC. (<1%)
Gateway Village Center Pad (Parcel 21A)	+/- 8.65 GROSS AC. (15%)
Gateway Village Center Pad (Parcel 22A)	+/- 2.51 GROSS AC. (4%)
Gateway Village Center Pad (Parcel 5A)	+/- 12.83 GROSS AC. (23%)
Multi-Family / Medium Pad (Parcel 5)	+/- 0.18 GROSS AC. (<1%)
Multi-Family / Medium Pad (Parcel 21B)	+/- 0.88 GROSS AC. (2%)
Multi-Family / Medium Pad (Parcel 22B)	+/- 9.69 GROSS AC. (17%)
Gateway Business Center Pad (Parcel 5B)	+/- 5.68 GROSS AC. (10%)
Gateway Business Center Pad (Parcel 21C)	+/- 1.70 GROSS AC. (3%)
Gateway Business Center Pad (Parcel 22)	+/- 0.97 GROSS AC. (<1%)

EXISTING ZONING	ACRES (GROSS)
Gateway Village Center Pad	25.23 AC (MIXED USE 14.69 AC MULTI-FAMILY 10.54 AC)
Gateway Business Center Pad	18.04 AC
MULTI-FAMILY/MEDIUM PAD	13.89 AC
TOTAL	57.16 AC



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
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EPS GROUP

Project: VERDE AT COOLEY STATION
GILBERT, AZ

ZONING EXHIBIT

Revisions:

FEBRUARY 5, 2019 - Z19-14 APPROVAL	
AUGUST 28, 2019 - 1ST REVISION ZONING SUB.	

Design: BAN
Drawn by: EPS

Preliminary
Not For
Construction
Or
Recording

Job No.
18-147

ZN01

Sheet No.
1
of 1



**Legal Description
Verde at Cooley Station
Zoning 5**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 1181.86 feet to the POINT OF BEGINNING;

thence South 0 degrees 40 minutes 00 seconds East, 872.41 feet;

thence South 89 degrees 20 minutes 02 seconds West, 84.72 feet to the beginning of a curve, concave Northeast, having a radius of 500.00 feet;

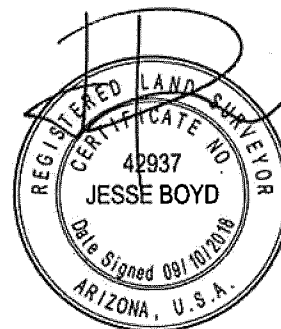
thence Northwesterly 323.23 feet along the arc of said curve to the right through a central angle of 37 degrees 02 minutes 22 seconds;

thence North 53 degrees 37 minutes 36 seconds West, 624.39 feet;

thence North 36 degrees 18 minutes 10 seconds East, 494.90 feet;

thence North 89 degrees 19 minutes 58 seconds East, 586.68 feet to the POINT OF BEGINNING.

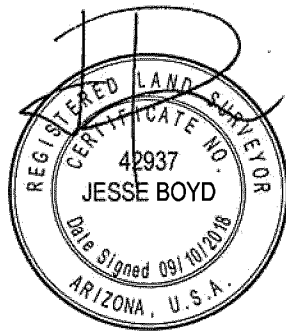
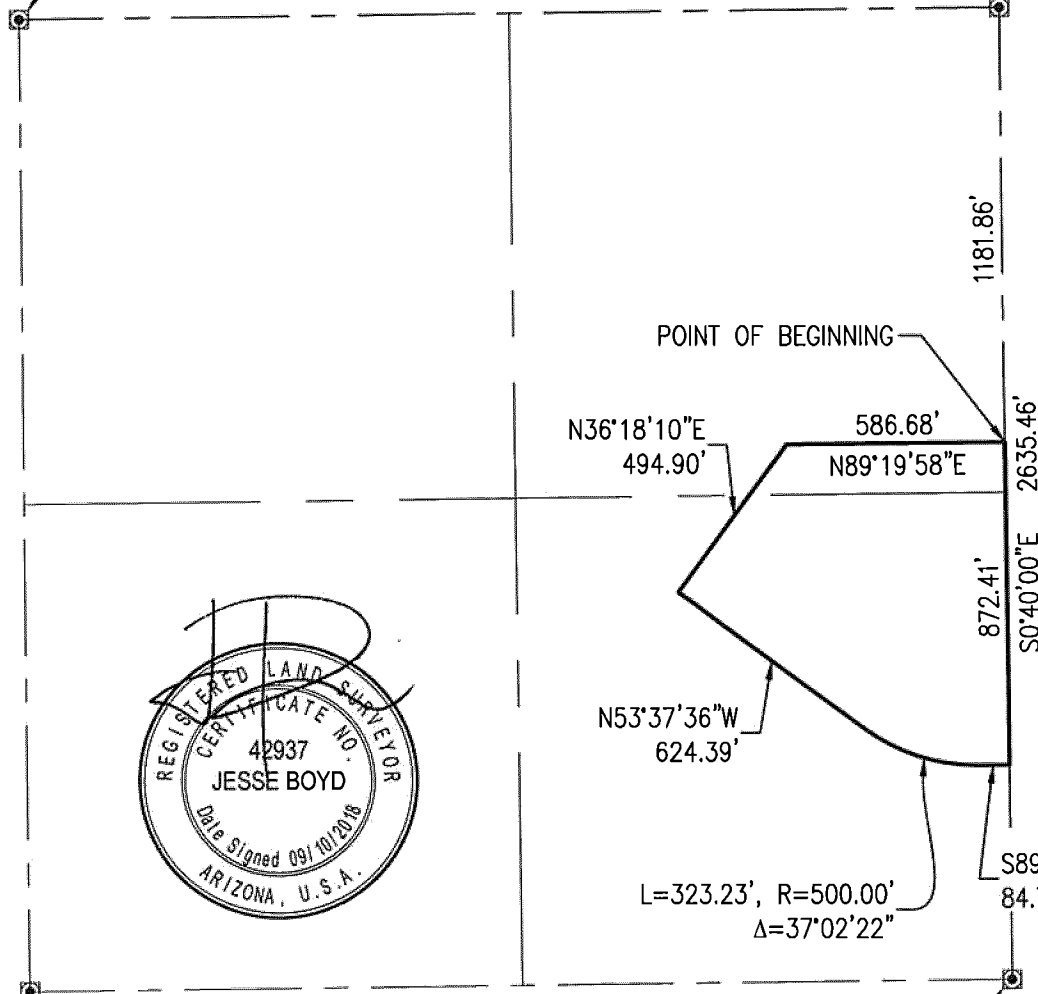
Contains 12.8314 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

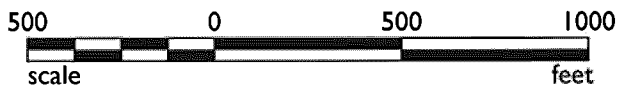
E. WILLIAMS FIELD ROAD



S. RECKER ROAD

CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

EAST QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE



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18-147

EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 5





**Legal Description
Verde at Cooley Station
Zoning 5A**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 960.00 feet to the POINT OF BEGINNING;

thence South 0 degrees 40 minutes 00 seconds East, 221.86 feet;

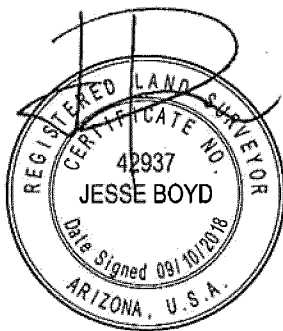
thence South 89 degrees 19 minutes 58 seconds West, 586.68 feet;

thence North 36 degrees 18 minutes 10 seconds East, 152.59 feet to the beginning of a curve, concave Southeast, having a radius of 250.00 feet;

thence Northeasterly 231.13 feet along the arc of said curve to the right through a central angle of 52 degrees 58 minutes 16 seconds;

thence North 89 degrees 16 minutes 27 seconds East, 295.43 feet to the POINT OF BEGINNING.

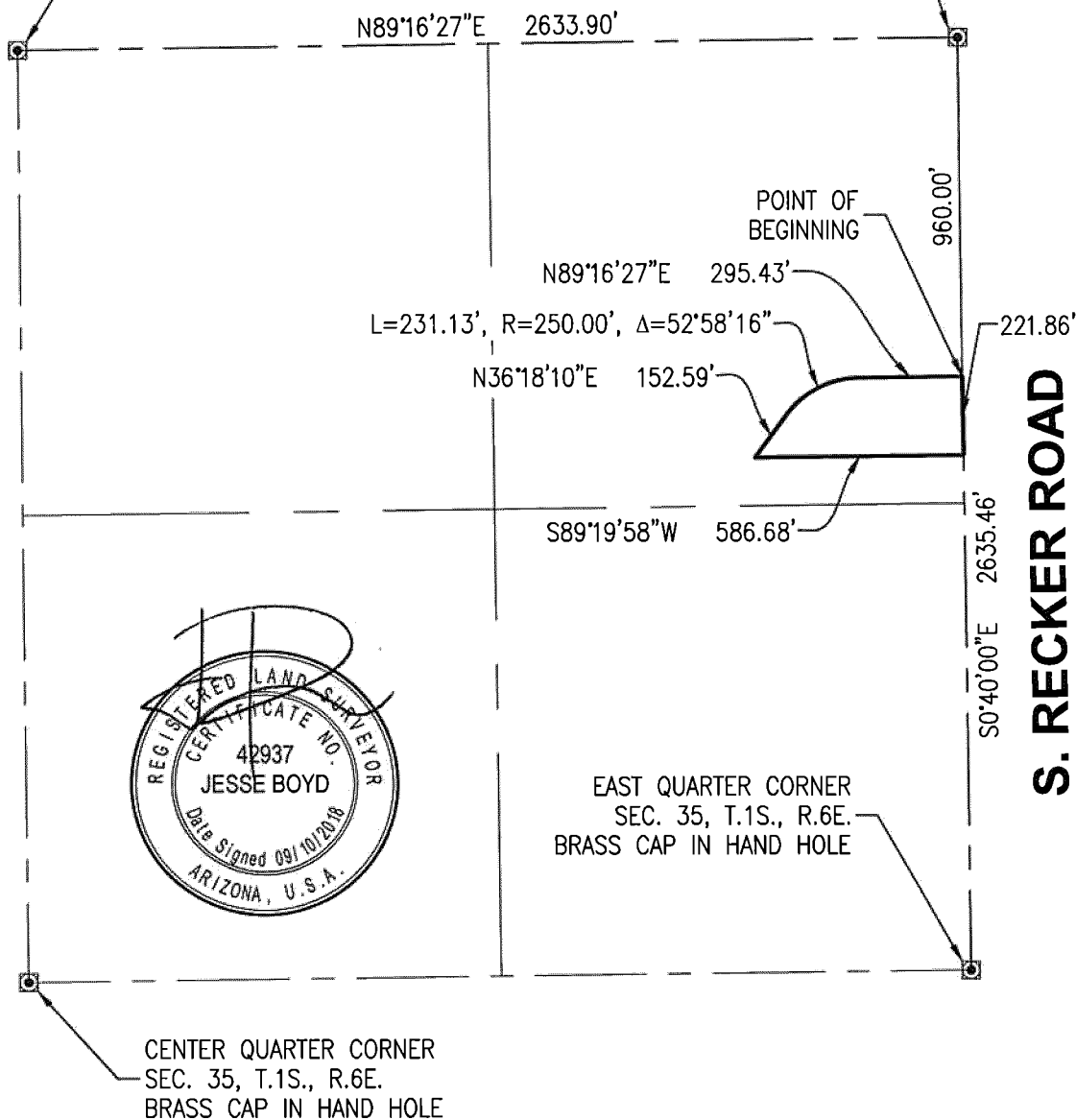
Contains 2.5091 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



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18-147

EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 5A





**Legal Description
Verde at Cooley Station
Zoning 5B**

Job No. 18-147

September 10, 2018

A portion of the east half of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at a brass cap in handhole at the east quarter-corner of said Section 35, from which a brass cap in handhole at the northeast corner of said Section 35 bears North 0 degrees 40 minutes 00 seconds West, 2635.46 feet;

thence along the east line of said east half, South 0 degrees 40 minutes 00 seconds East, 2054.28 feet to the POINT OF BEGINNING;

thence South 0 degrees 40 minutes 00 seconds East, 581.18 feet;

thence South 0 degrees 38 minutes 29 seconds East, 11.81 feet;

thence North 53 degrees 37 minutes 37 seconds West, 1350.00 feet;

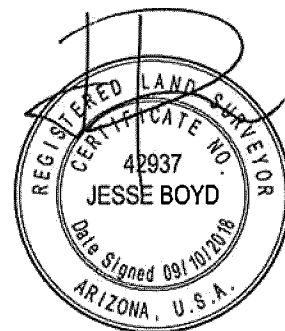
thence North 36 degrees 18 minutes 10 seconds East, 321.43 feet;

thence South 53 degrees 37 minutes 36 seconds East, 624.39 feet to the beginning of a curve, concave Northeast, having a radius of 500.00 feet;

thence Southeasterly 323.23 feet along the arc of said curve to the left through a central angle of 37 degrees 02 minutes 22 seconds;

thence North 89 degrees 20 minutes 02 seconds East, 84.72 feet to the POINT OF BEGINNING.

Contains 9.6865 acres, more or less.



EPS Group, Inc. • 2045 S. Vineyard, Suite 10:
Tel (480) 503-2250 • Fax (480) 503-2251

S:\Projects\2018\18-147\Legal Survey\Legals\Zoning Legals and Exhibits\18-147 Zoning Legal Description 00.dwg

NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD

N89°16'27"E 2633.90'

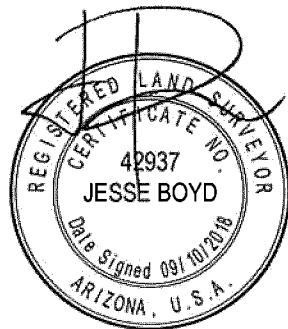
2635.46'
N0°40'00"W

S. RECKER ROAD

L=323.23', R=500.00'
 $\Delta=37^{\circ}02'22''$

S36°18'10"W
321.43'

N53°37'36"W
624.39'



S53°37'37"E
1350.00'

S89°20'02"W
84.72'

N0°40'00"W
581.18'

CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF BEGINNING
EAST QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE



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18-147

EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 5B





**Legal Description
Verde at Cooley Station
Zoning 21A**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 803.53 feet;

thence South 89 degrees 20 minutes 00 seconds West, 990.00 feet to the POINT OF BEGINNING;

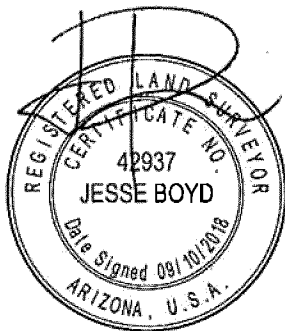
thence South 0 degrees 40 minutes 00 seconds East, 161.79 feet;

thence North 52 degrees 43 minutes 07 seconds West, 11.01 feet;

thence North 62 degrees 38 minutes 49 seconds West, 30.00 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 62 degrees 38 minutes 50 seconds West a distance of 300.00 feet;

thence Northeasterly 146.71 feet along the arc of said curve to the left through a central angle of 28 degrees 01 minutes 10 seconds to the POINT OF BEGINNING.

Contains 0.0448 acres, more or less.



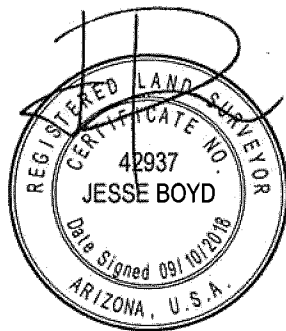
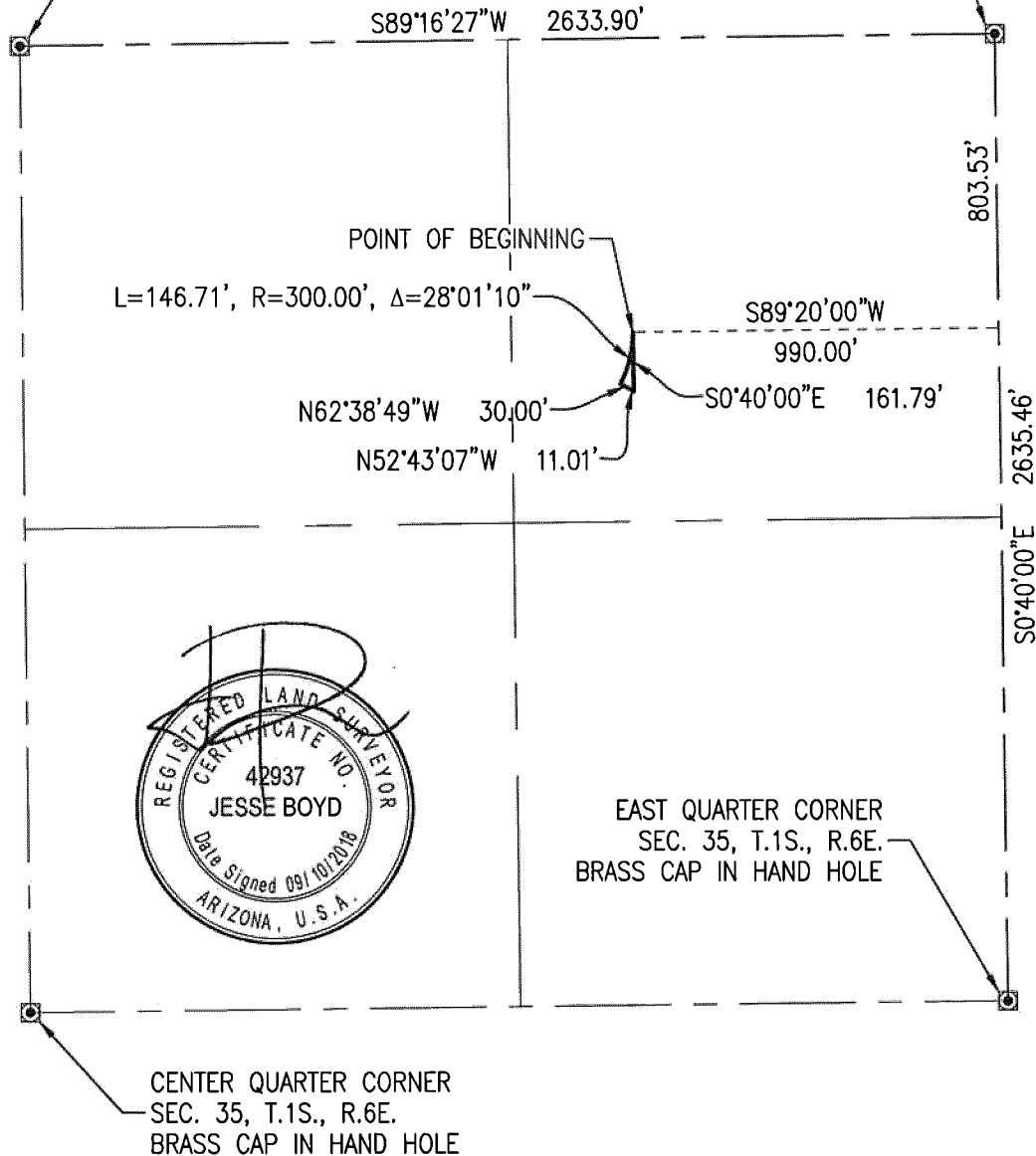
EPS Group, Inc. • 2045 S. Vineyard, Suite 101 • Mesa, AZ 85210
Tel (480) 503-2250 • Fax (480) 503-2258

S:\Projects\2018\18-147\Legal Survey\Legals\Zoning Legals and Exhibits\18-147 Zoning Legal Description 21A.docx

NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



S. RECKER ROAD



www.epsgroupinc.com

18-147

EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 21A





**Legal Description
Verde at Cooley Station
Zoning 21B**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 1516.06 feet;

thence South 89 degrees 20 minutes 00 seconds West, 838.22 feet to the POINT OF BEGINNING;

thence South 36 degrees 18 minutes 10 seconds West, 76.62 feet;

thence North 53 degrees 37 minutes 36 seconds West, 100.89 feet;

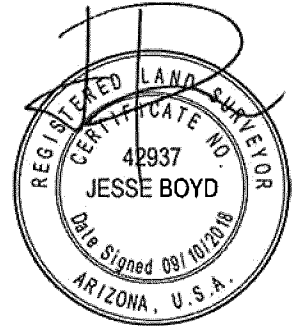
thence North 36 degrees 22 minutes 24 seconds East, 78.77 feet to the beginning of a non-tangent curve, concave Northeast, from which the radius point bears North 38 degrees 53 minutes 39 seconds East a distance of 200.00 feet;

thence Southeasterly 4.62 feet along the arc of said curve to the left through a central angle of 1 degrees 19 minutes 27 seconds;



thence South 52 degrees 25 minutes 49 seconds East, 96.19 feet to the POINT OF BEGINNING.

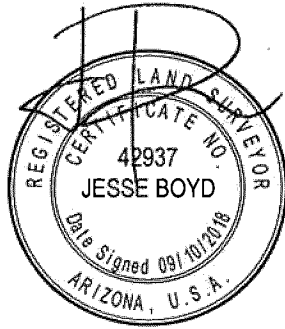
Contains 0.1798 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



N89°16'27"E

2633.90'

1516.06'

2635.46'

S0°40'00"E

S. RECKER ROAD

L=4.62', R=200.00'
 $\Delta=1'19'27''$

S52°25'49"E
96.19'

POINT OF
BEGINNING

N36°22'24"E
78.77'

S89°20'00"W
838.22'

N53°37'36"W
100.89'

S36°18'10"W
76.62'

EAST QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE



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EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 21B





**Legal Description
Verde at Cooley Station
Zoning 21C**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 965.32 feet;

thence South 89 degrees 20 minutes 00 seconds West, 990.00 feet to the POINT OF BEGINNING;

thence South 0 degrees 40 minutes 00 seconds East, 334.11 feet to the beginning of a curve, concave Northeast, having a radius of 200.00 feet;

thence Southeasterly 176.07 feet along the arc of said curve to the left through a central angle of 50 degrees 26 minutes 22 seconds;

thence on a non-tangent line South 36 degrees 22 minutes 24 seconds West, 78.77 feet;

thence South 53 degrees 37 minutes 36 seconds East, 100.89 feet;

thence South 36 degrees 18 minutes 10 seconds West, 321.43 feet;

thence North 53 degrees 37 minutes 37 seconds West, 489.46 feet;

thence North 36 degrees 18 minutes 10 seconds East, 695.03 feet to the beginning of a curve, concave Northwest, having a radius of 300.00 feet;

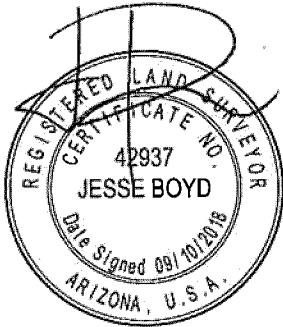
thence Northeasterly 46.86 feet along the arc of said curve to the left through a central angle of 8 degrees 56 minutes 59 seconds;

thence on a non-tangent line South 62 degrees 38 minutes 49 seconds East, 30.00 feet;



thence South 52 degrees 43 minutes 07 seconds East, 11.01 feet to the POINT OF BEGINNING.

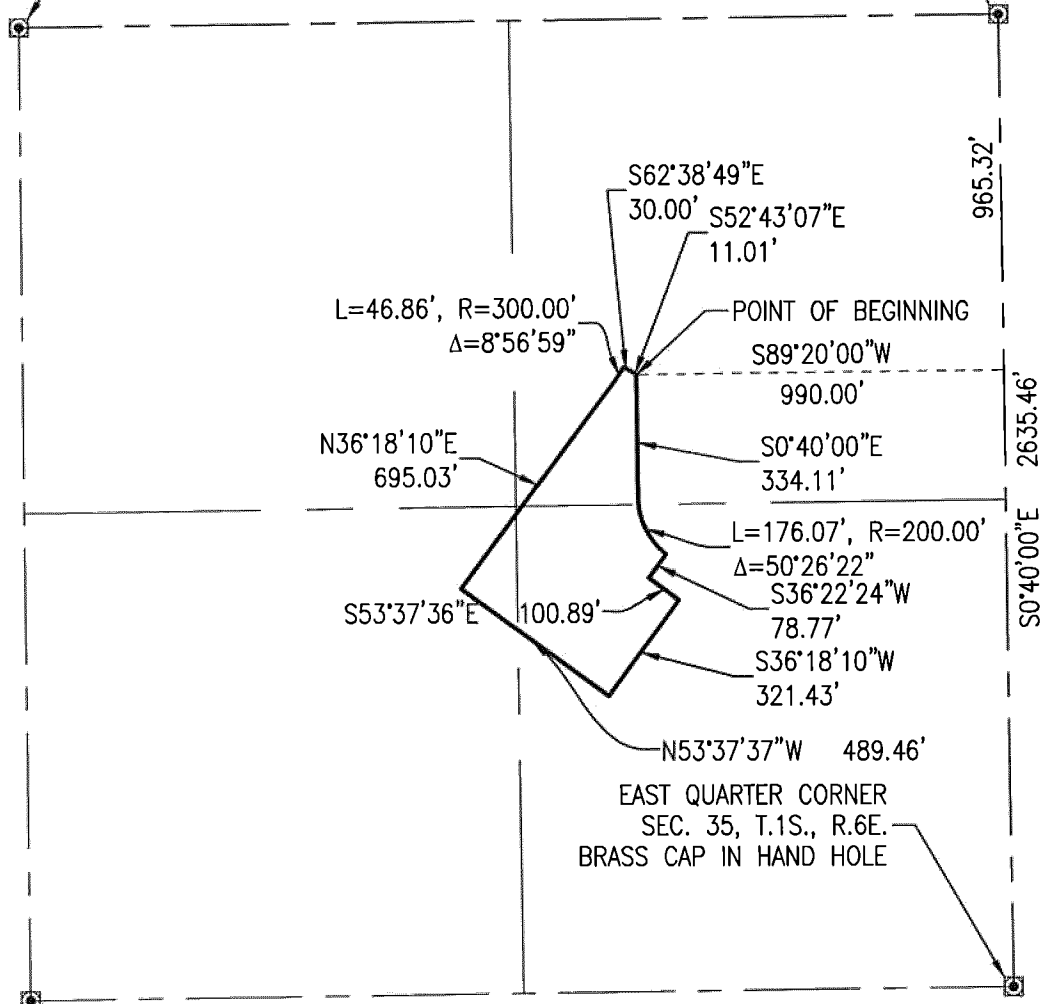
Contains 5.6766 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

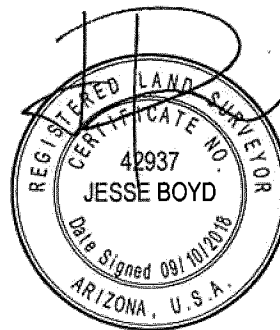
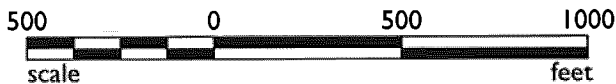
POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



S. RECKER ROAD

CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE



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18-147

EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 21C





**Legal Description
Verde at Cooley Station
Zoning 22**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 965.32 feet;

thence South 89 degrees 20 minutes 00 seconds West, 990.00 feet to the POINT OF BEGINNING;

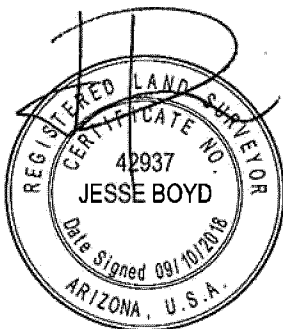
thence South 52 degrees 43 minutes 07 seconds East, 352.15 feet;

thence South 36 degrees 22 minutes 23 seconds West, 340.44 feet to the beginning of a non-tangent curve, concave Northeast, from which the radius point bears North 38 degrees 53 minutes 39 seconds East a distance of 200.00 feet;

thence Northwesterly 176.07 feet along the arc of said curve to the right through a central angle of 50 degrees 26 minutes 22 seconds;

thence North 0 degrees 40 minutes 00 seconds West, 334.11 feet to the POINT OF BEGINNING.

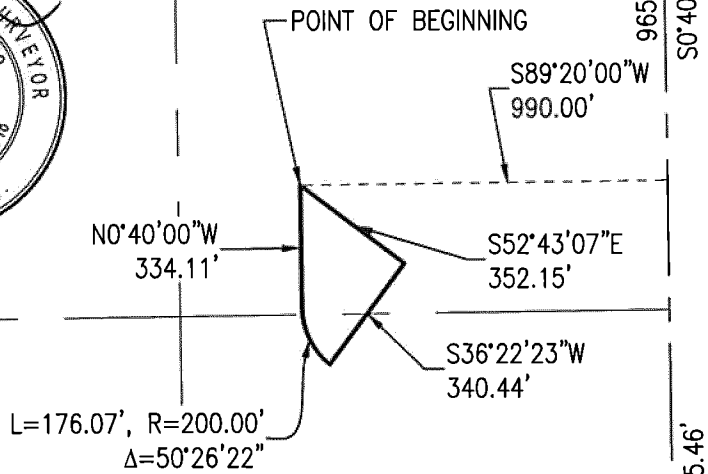
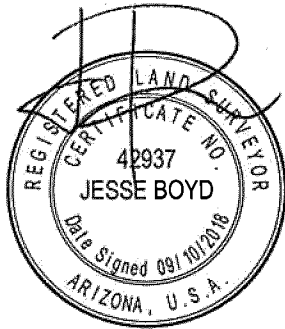
Contains 1.7046 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

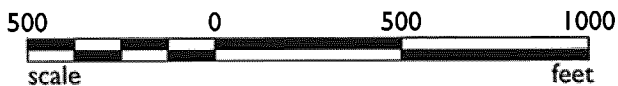
E. WILLIAMS FIELD ROAD



S. RECKER ROAD

EAST QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE



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EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 22





**Legal Description
Verde at Cooley Station
Zoning 22A**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 660.00 feet to the POINT OF BEGINNING;

thence South 0 degrees 40 minutes 00 seconds East, 300.00 feet;

thence South 89 degrees 16 minutes 27 seconds West, 295.43 feet to the beginning of a curve, concave Southeast, having a radius of 250.00 feet;

thence Southwesterly 231.13 feet along the arc of said curve to the left through a central angle of 52 degrees 58 minutes 16 seconds;

thence South 36 degrees 18 minutes 10 seconds West, 152.59 feet;

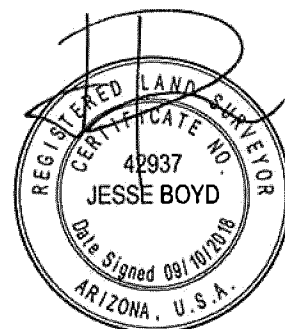
thence South 89 degrees 19 minutes 58 seconds West, 125.63 feet;

thence North 52 degrees 43 minutes 07 seconds West, 352.15 feet;

thence North 0 degrees 40 minutes 00 seconds West, 304.29 feet;

thence North 89 degrees 16 minutes 27 seconds East, 990.00 feet to the POINT OF BEGINNING.

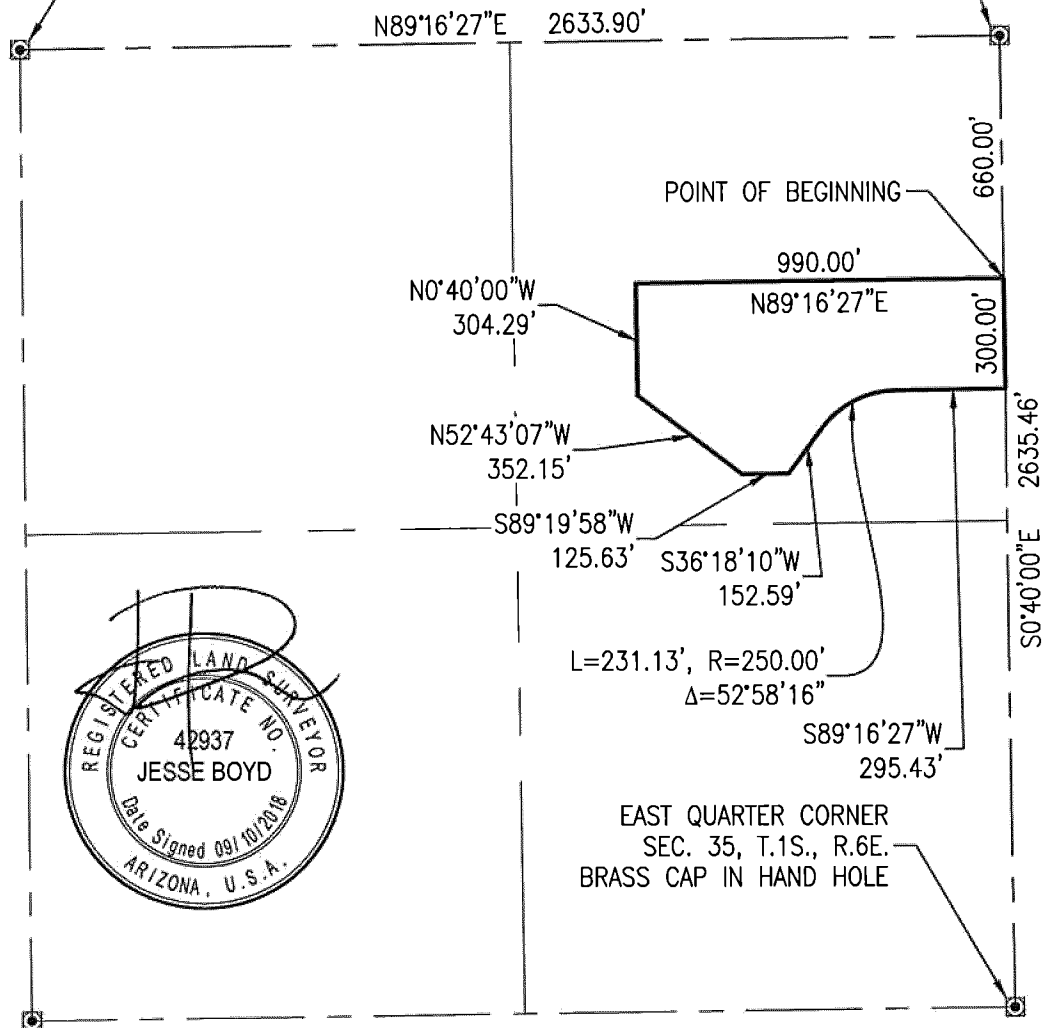
Contains 8.6496 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



S. RECKER ROAD

CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE



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EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 22A





**Legal Description
Verde at Cooley Station
Zoning 22B**

Job No. 18-147

September 10, 2018

A portion of the northeast quarter of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 1181.87 feet;

thence South 89 degrees 20 minutes 00 seconds West, 586.68 feet to the POINT OF BEGINNING;

thence South 36 degrees 18 minutes 10 seconds West, 418.28 feet;

thence North 52 degrees 25 minutes 49 seconds West, 96.19 feet to the beginning of a curve, concave Northeast, having a radius of 200.00 feet;

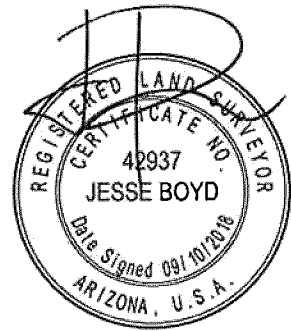
thence Northwesterly 4.62 feet along the arc of said curve to the right through a central angle of 1 degrees 19 minutes 27 seconds;

thence on a non-tangent line North 36 degrees 22 minutes 23 seconds East, 340.44 feet;



thence North 89 degrees 19 minutes 58 seconds East, 125.63 feet to the POINT OF BEGINNING.

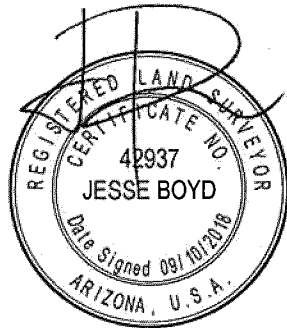
Contains 0.8758 acres, more or less.



NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

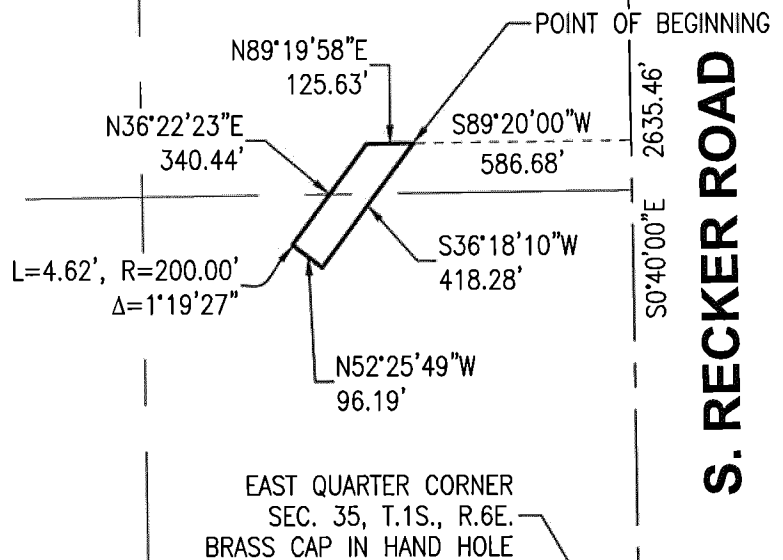
POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



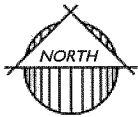
N89°16'27"E 2633.90'

1181.87'



S. RECKER ROAD

CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE



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EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 22B





**Legal Description
Verde at Cooley Station
Zoning 23A**

Job No. 18-147

October 18, 2018

A portion of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the east line of said northeast quarter, South 0 degrees 40 minutes 00 seconds East, 660.00 feet;

thence South 89 degrees 16 minutes 27 seconds West, 990.00 feet;

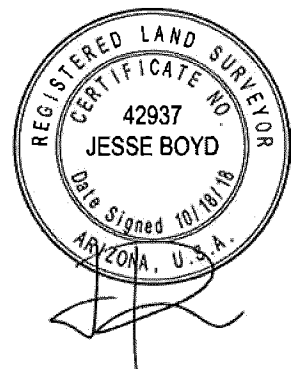
thence North 0 degrees 40 minutes 00 seconds West, 499.50 feet;

thence North 89 degrees 16 minutes 27 seconds east, 262.50 feet;

thence North 0 degrees 40 minutes 00 seconds West, 160.50 feet to a point on the north line of said northeast quarter;

thence along said north line, North 89 degrees 16 minutes 27 seconds East, 727.50 feet to the POINT OF BEGINNING.

Contains 14.0328 acres, more or less.



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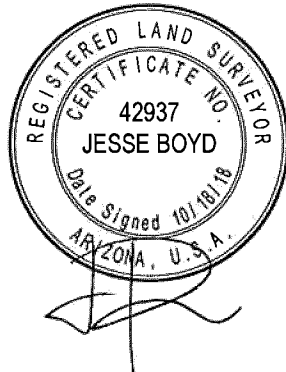
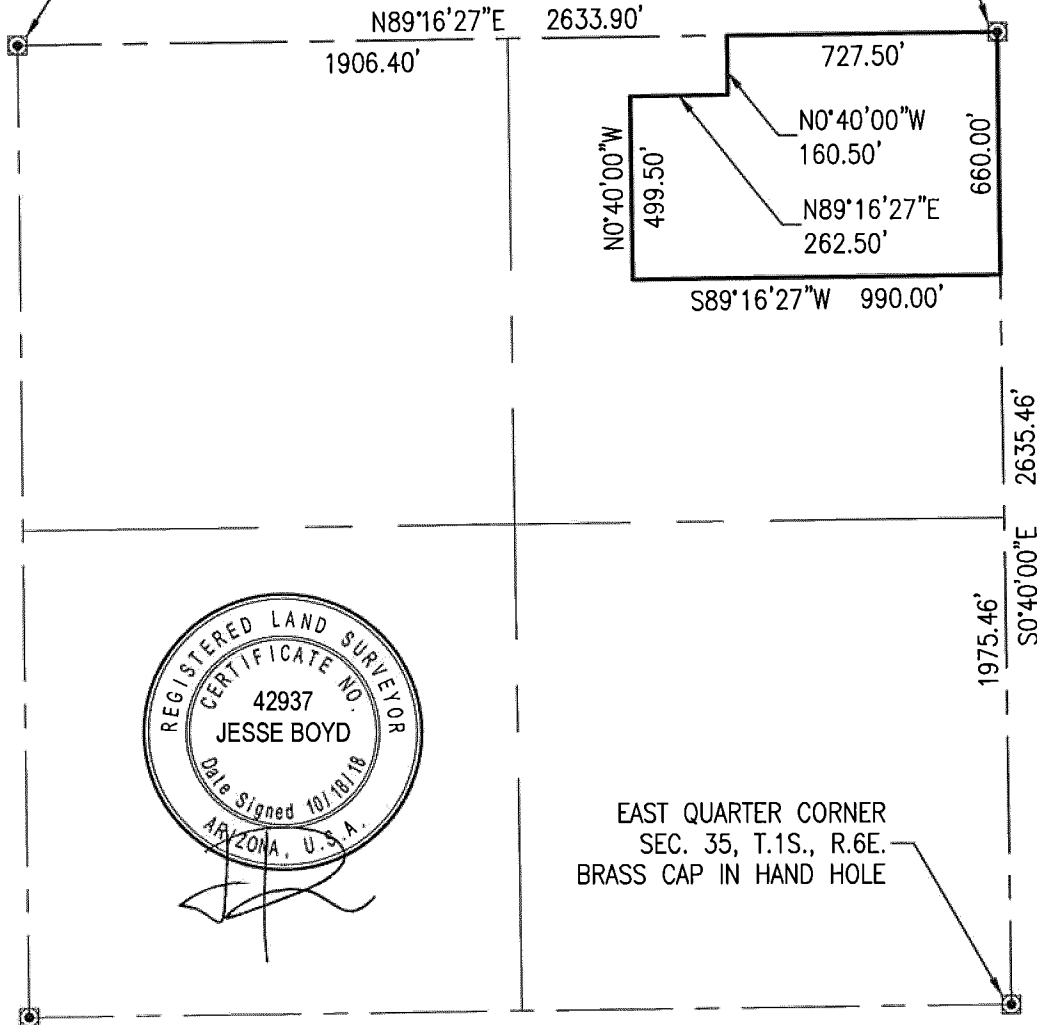
Tel (480) 503-2250 • Fax (480) 503-2258

S:\Projects\2018\18-147\Legal Survey\Legals\Zoning Legals and Exhibits\18-147 Zoning Legal Description 23A.docx

NORTH QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

POINT OF BEGINNING
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



CENTER QUARTER CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE



S. RECKER ROAD

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18-147

EXHIBIT

VERDE AT COOLEY STATION
ZONING EXHIBIT 23A





**Legal Description
Verde at Cooley Station
Zoning 23B**

Job No. 18-147

October 18, 2018

A portion of the northeast quarter of Section 35, Township 1 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a brass cap in handhole at the northeast corner of said Section 35, from which a brass cap in handhole at the east quarter-corner of said Section 35 bears South 0 degrees 40 minutes 00 seconds East, 2635.46 feet;

thence along the north line of said northeast quarter, South 89 degrees 16 minutes 27 seconds West, 727.50 feet to the POINT OF BEGINNING of the herein described parcel of land;

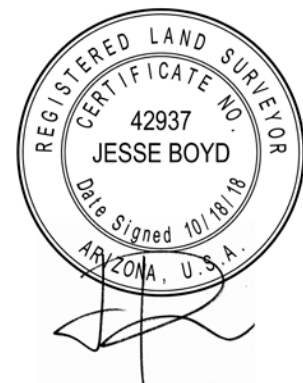
thence South 0 degrees 40 minutes 00 seconds East, 160.50 feet

thence South 89 degrees 16 minutes 27 seconds West, 262.50 feet;

thence North 0 degrees 40 minutes 00 seconds West, 160.50 feet to a point on the north line of said northeast quarter;

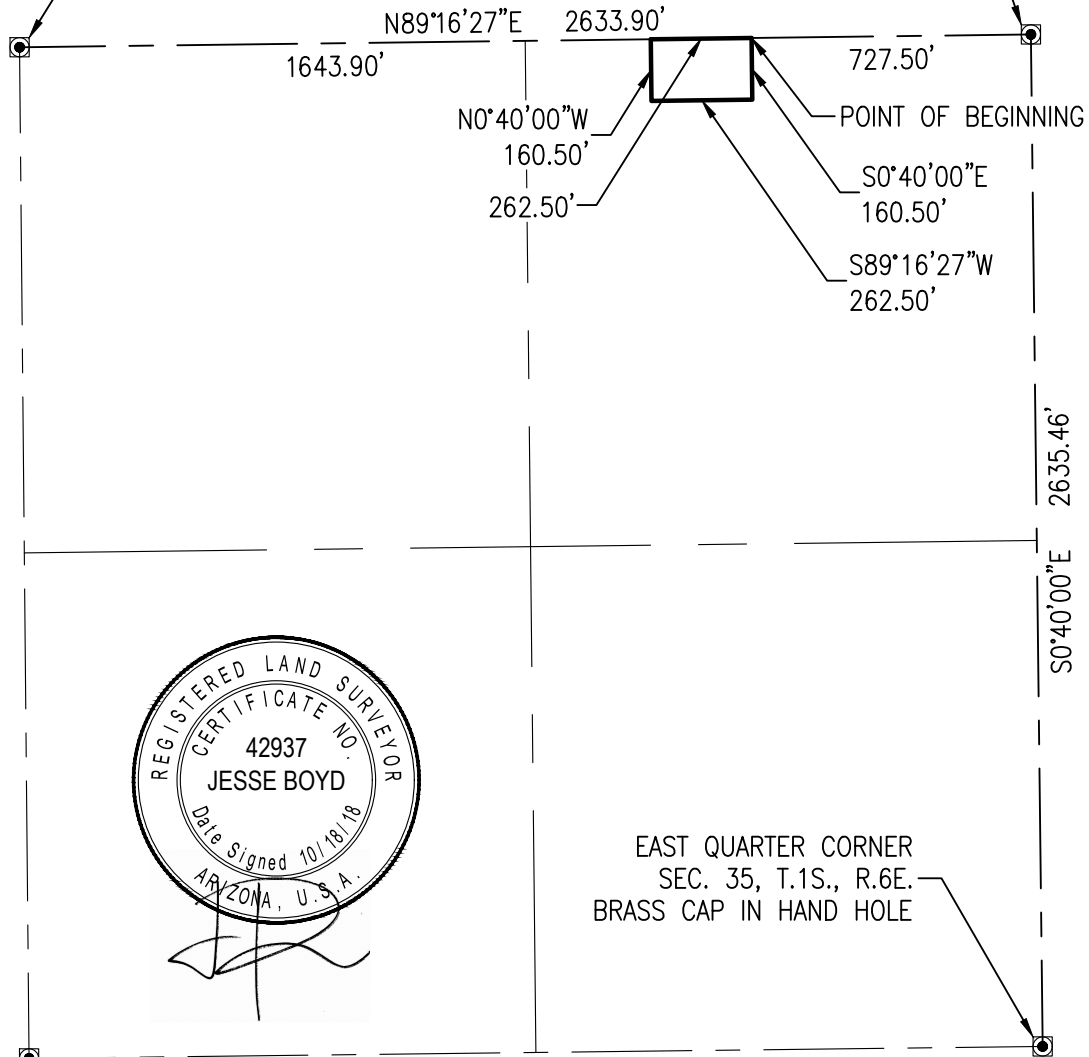
thence along said north line, North 89 degrees 16 minutes 27 seconds East, 262.50 feet to the POINT OF BEGINNING.

Contains 0.9672 acres, more or less.



POINT OF COMMENCEMENT
NORTHEAST CORNER
SEC. 35, T.1S., R.6E.
BRASS CAP IN HAND HOLE

E. WILLIAMS FIELD ROAD



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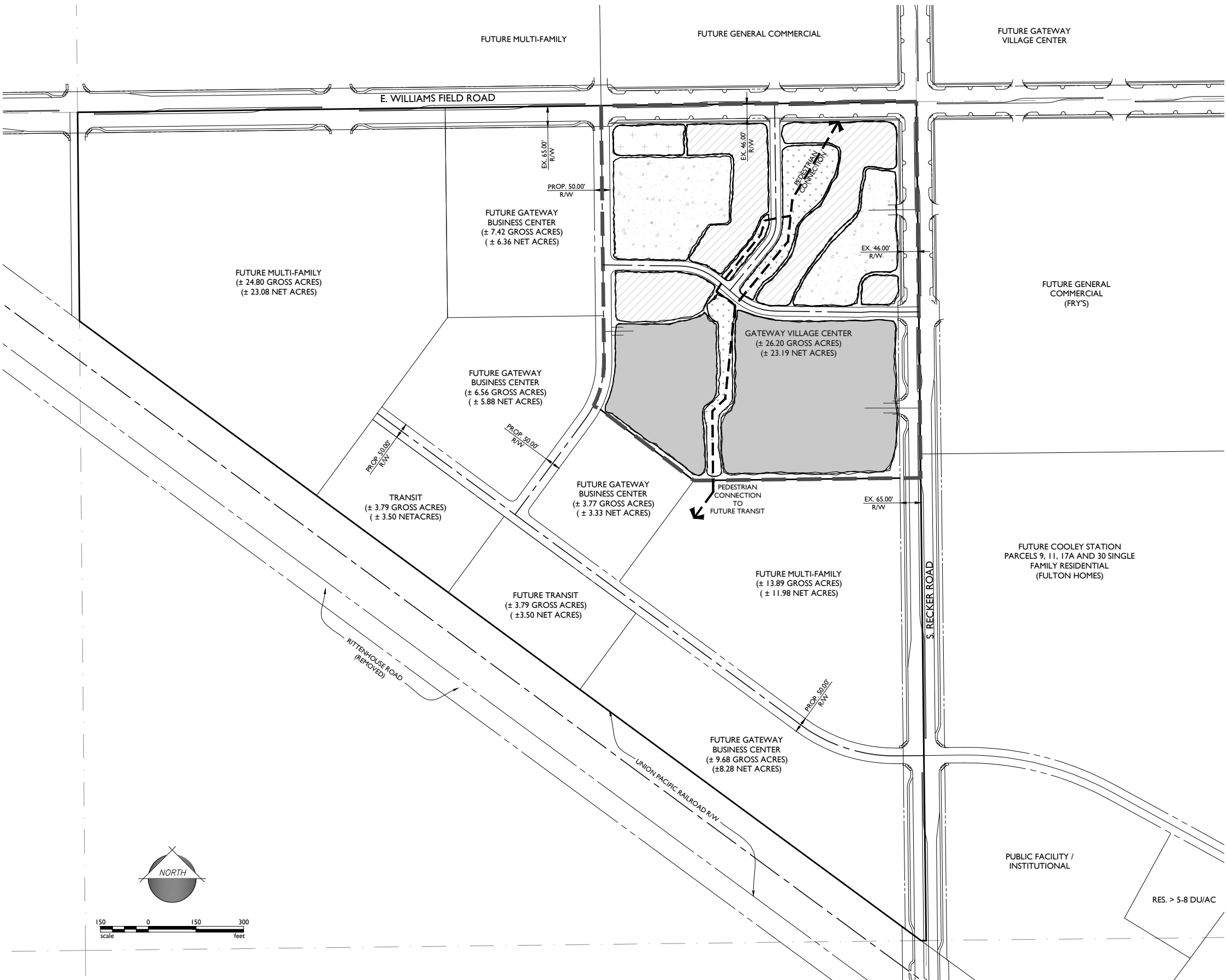
18-147

EXHIBIT

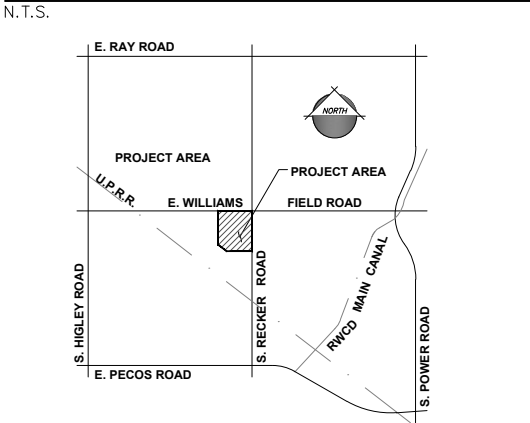
VERDE AT COOLEY STATION
ZONING EXHIBIT 23B



DEVELOPMENT PLAN FOR VERDE AT COOLEY STATION



VICINITY MAP



SITE DATA

A.P.N.	304-48-016C; PORTIONS OF 3304-48-016D; 304-48-015C
CURRENT LAND USE:	AGRICULTURAL
GROSS AREA:	+/- 99.90 ACRES
NET AREA:	+/- 89.09 ACRES

LEGEND

- BOUNDARY OF VERDE AT COOLEY STATION
- OVERALL BOUNDARY
- PEDESTRIAN CONNECTION
- PROPOSED RIGHT OF WAY
- PROPOSED CENTER LINE
- MIXED USE
- MULTI-FAMILY
- THE GREEN / PEDESTRIAN CORRIDOR
- PARKING FIELD
- MEDICAL OFFICE

Multi-Family/Medium Residential District Site Development Regulations			
Standards	Additional Regulations	MF/M	Parcel 5
Minimum Net Land Area per Unit (sq. ft.)		1,750	1,700 (≈ 25 du/ac)
Minimum Perimeter Building Setbacks (ft.)			
Front		30	8 ^A
Side (Street & Residential)		30	10 ^B
Side (Non-Residential)		20	10 ^B
Rear (Residential)		30	10 ^B
Rear (Non-Residential)		20	10 ^B
Minimum Perimeter Landscape Area (depth in ft.)			
Front		20	5 ^C
Side (Street)		20	5 ^C
Rear		20	8 ^A
Separation Between Buildings (ft.)			
Minimum Height of Separation Wall to Non-Residential Zoning District or Uses	See Section 4.109.A.2.b	No Minimum Height Requirement	
*If not adjacent to arterial or collector as noted, then the Land Development Code applies.			

GVC LDC DEVELOPMENT STANDARDS	GVC VERDE AT COOLEY STATION
STOREFRONTS AND ACCESS (LDC TABLE 2.804)	DECREASED PERCENTAGE FOR RESIDENTIAL UNIT WINDOW, WINDOW DISPLAYS, AND DOOR COVERAGE TO 40% ON GROUND FLOOR.
BUILDING TRANSPARENCY (LDC TABLE 2.804)	GROUND-FLOOR VIEW WINDOWS, WINDOW DISPLAYS, OR DOORS MAY BE PROVIDED BETWEEN 0 AND 8 FEET ABOVE GRADE ADJACENT TO THE PRINCIPLE BUILDING FRONTAGE.
DRIVEWAY RESTRICTIONS (LDC TABLE 2.804)	ARTERIAL ACCESS IS PERMITTED AT EXISTING CURB-CUTS.
PARKING SETBACK (LDC TABLE 2.804)	PARKING IS PERMITTED WITHIN THE BUILD TO LINES ALONG RECKER ROAD AND (A-A).
MINIMUM HEIGHT OF SEPARATION WALL TO NONRESIDENTIAL ZONING DISTRICT OR USES (LDC - 4.109.A.2.(b))	NO MINIMUM HEIGHT REQUIREMENT.

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Mesa, AZ 85210
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EPS GROUP

VERDE AT COOLEY STATION

DEVELOPMENT PLAN

Project: GILBERT, AZ

Revisions:

APRIL 24, 2018 - PREAPPLICATION SUBMITTAL	
JULY 2, 2018 - 1ST ZONING & GPA SUB	
SEPTEMBER 11, 2018 - 2ND ZONING & GPA SUB	
OCTOBER 30, 2018 - 3RD ZONING & GPA SUB	
NOVEMBER 28, 2018 - 3RD ZONING & GPA SUB	

Call at least two full working days before you submit.

Design by: BAN

Drawn by: BAN

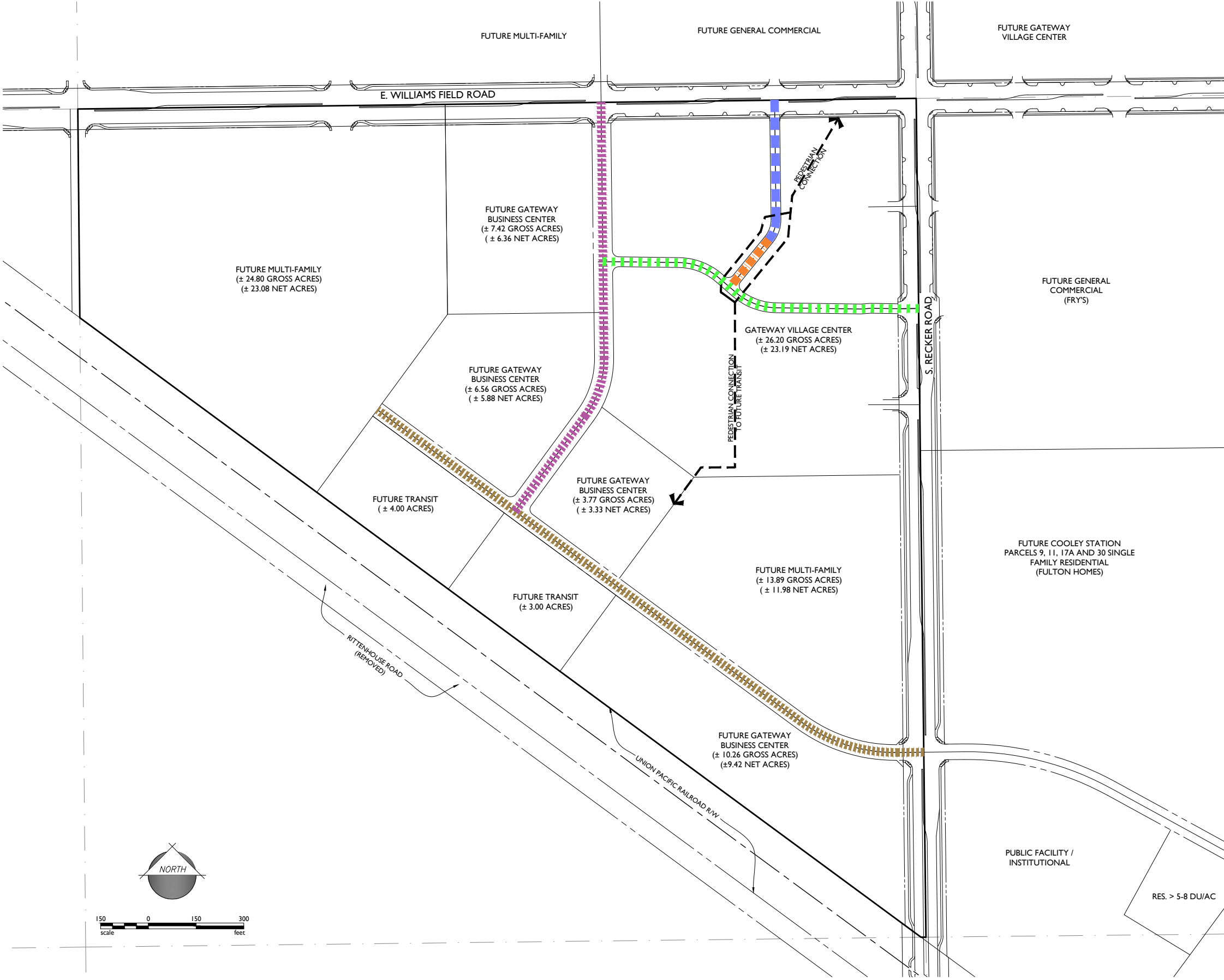
Preliminary
Not For
Construction
Or
Recording

Job No.
18-147

DV01

Sheet No.
1
of 1

STREET SECTIONS
FOR
VERDE AT COOLEY STATION



VICINITY MAP
N.T.S.

LEGEND

- SECTION A-A S. VERDE DRIVE (GBC - GVC)
- SECTION B-B BOULEVARD COLLECTOR STREET - SOMERTON BOULEVARD
- SECTION C-C PRIVATE STREET WITH ANGLED PARKING
- SECTION D-D PRIVATE STREET WITH PARALLEL PARKING
- SECTION E-E PRIVATE STREET ("EL PASEO")

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Mesa, AZ 85210
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VERDE AT COOLEY STATION

GILBERT, AZ

STREET SECTIONS

Project:

Revisions:	
FEBRUARY 5, 2019 - APPROVED Z19-20	
JULY 17, 2019 - 1ST REVISION SUBMITTAL	
AUGUST 28, 2019 - 2ND REVISION SUBMITTAL	



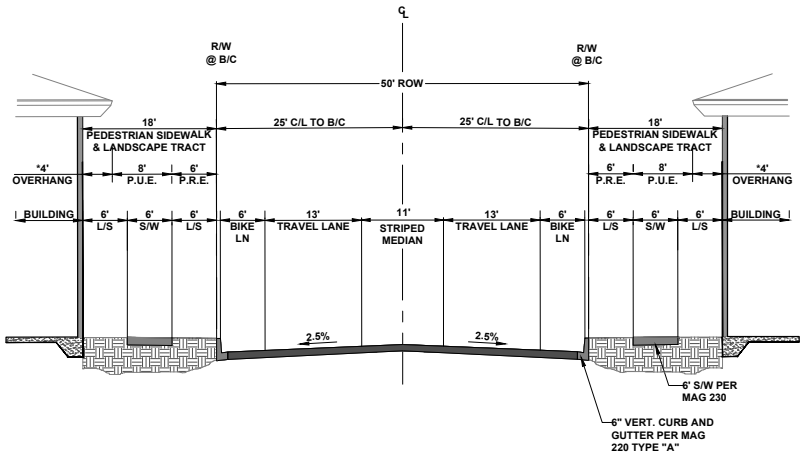
Designer: BAN
Drawn by: NJG

Preliminary
Not For
Construction
Or
Recording

Job No.
18-147

SS01

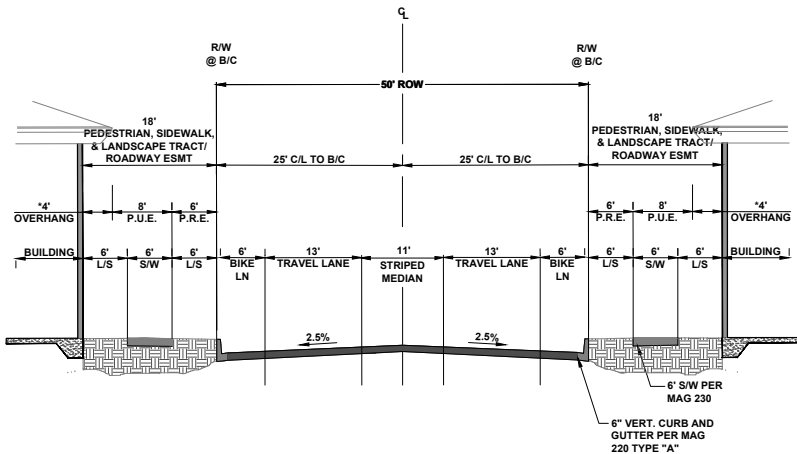
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1
of 2



S. VERDE DRIVE - GBC / GVC

A-A

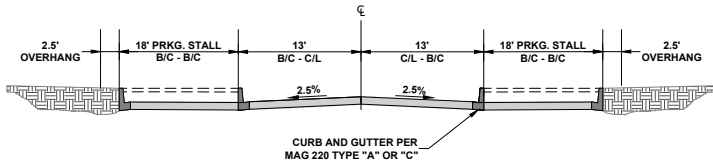
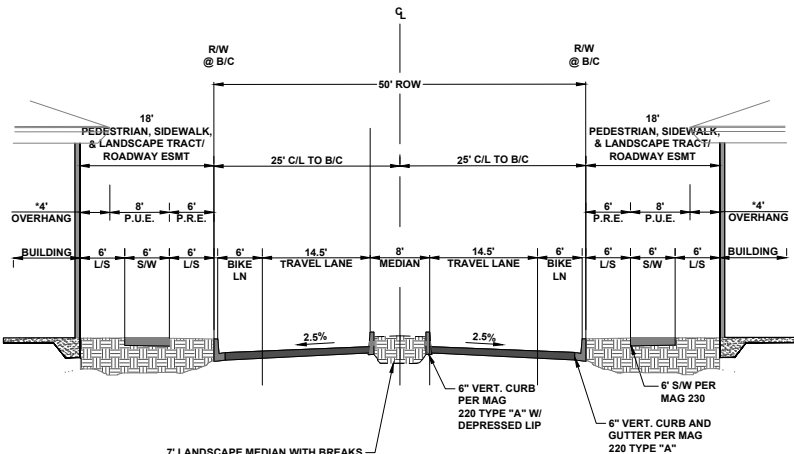
N.T.S.
*THIS PORTION OF THE TRACT CAN BE USED FOR EITHER SIDEWALK OR LANDSCAPE. ADDITIONALLY LOW WALLS, FENCING, PATIOS, AWNINGS, AND CANOPIES FROM THE BUILDING ARE ALLOWED TO ENCROACH OVER THIS PORTION OF THE TRACT.
NOTE: PRIVATE STREET "EL PASEO" SECTION EE SHALL APPLY TO PARCEL FRONTAGE BASED ON PROPERTY ZONING DESIGNATION FOR EACH PARCEL FRONTING S. VERDE DRIVE. SETBACKS SHALL BE MEASURED FROM PROPERTY LINE (PIL).



BOULEVARD COLLECTOR STREET WITH & WITHOUT LANDSCAPE MEDIAN - SOMERTON BOULEVARD

B-B

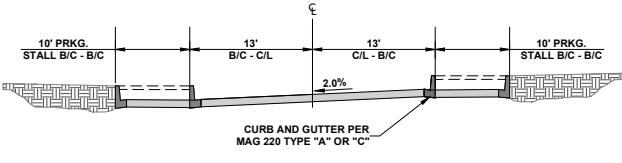
N.T.S.
NO PARKING BOTH SIDES OF STREET SIGNED PER TOG DETAIL GIL-226.
*THIS PORTION OF THE TRACT CAN BE USED FOR EITHER SIDEWALK OR LANDSCAPE. ADDITIONALLY LOW WALLS, FENCING, PATIOS, AWNINGS, AND CANOPIES FROM THE BUILDING ARE ALLOWED TO ENCROACH OVER THIS PORTION OF THE TRACT.
NOTE: MEDIAN TREES SHALL BE MAINTAINED TO PROVIDE A 15' VERTICAL CLEARANCE BETWEEN THE CANOPY AND THE ROADWAY PER TOG FIRE DEPT.



PRIVATE STREET (ANGLED PARKING)

C-C

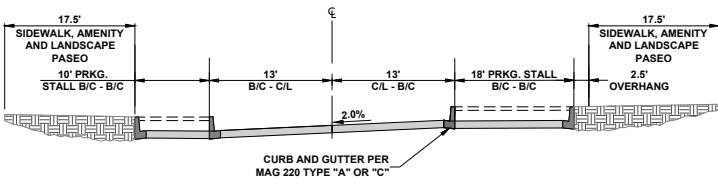
N.T.S.
NOTE: PARKING ONLY ALLOWED IN THE PROVIDED PARKING STALLS



PRIVATE STREET (PARALLEL PARKING)

D-D

N.T.S.
NOTE: PARKING ONLY ALLOWED IN THE PROVIDED PARKING STALLS



PRIVATE STREET ("EL PASEO")

E-E

N.T.S.
NOTE: PARKING ONLY ALLOWED IN THE PROVIDED PARKING STALLS

LOOKING NORTHEAST

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS
GROUP

VERDE AT COOLEY STATION

GILBERT, AZ

Project

VERDE AT COOLEY STATION

STREET SECTIONS

Revisions:

FEBRUARY 15, 2019 - APPROVED Z19-20

JULY 17, 2019 - 1ST REVISION SUBMITTAL

AUGUST 28, 2019 - 2ND REVISION SUBMITTAL

Call at least two full working days

ANZUR

811

800-4-A-811 or 1-800-OTAKS-11 (675-6245)
In Maricopa County: (602)225-1100

Designer: BAN

Drawn by: NJG

Preliminary

Not For

Construction

Or

Recording

Job No.

18-147

SS02

Sheet No.

2

of 2